

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 10 October 2017	Classification For General Release	
Report of Director of Planning		Ward(s) involved Abbey Road	
Subject of Report	21 Loudoun Road, London, NW8 0NB		
Proposal	Demolition of single storey rear garage extension and erection of single storey rear extension at ground floor with green roof to provide additional restaurant (Class A3) floor space and a deli area. Associated internal alterations including new door between existing building and proposed extension.		
Agent	Interpolitan Ltd		
On behalf of	Caldwell London Ltd		
Registered Number	17/07213/FULL & 17/07214/LBC	Date amended/ completed	15 August 2017
Date Application Received	11 August 2017		
Historic Building Grade	II		
Conservation Area	St John's Wood		

1. RECOMMENDATION

1. Grant conditional planning permission and conditional listed building consent.
2. Agree reason for granting conditional listed building consent as set out in Informative 1 of the draft decision letter.

2. SUMMARY

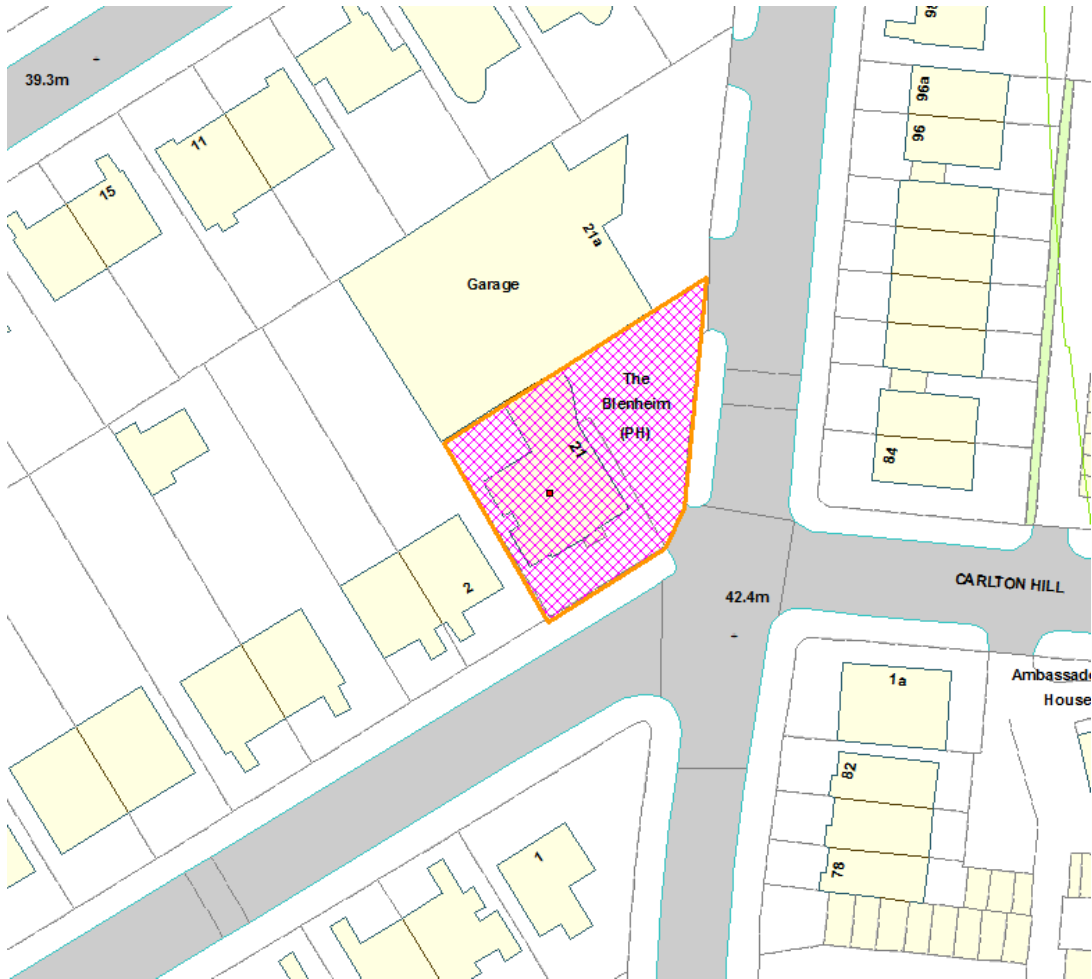
The application premises are currently operated by Café Med as a Class A3 restaurant. The building is Grade II listed and located within the St. John's Wood Conservation Area. Planning permission and listed building consent are sought for the enlargement of the existing restaurant at ground floor level to the side and rear to provide additional restaurant floorspace and an ancillary delicatessen.

The key issues for consideration are:

- The principle of providing additional restaurant floorspace in land use terms.
- The impact of the proposed extension on the design on the character and appearance of the grade II listed building and St John's Wood Conservation Area.
- The impact upon the amenity of neighbouring residents.

Objections have been received from neighbour residents on the above grounds. However, notwithstanding the comments received, for the reasons set out in detail in this report and subject to the recommended conditions, the proposed development is acceptable and would comply with the relevant policies in Westminster's City Plan (the City Plan) and the Unitary Development Plan (UDP). It is therefore recommended that planning permission and listed building consent are granted.

3. LOCATION PLAN



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4. PHOTOGRAPHS



Front elevation facing Blenheim Road.



Side elevation, including existing garage as seen from Loudoun Road (top) and area behind garage (bottom).

5. CONSULTATIONS

WARD COUNCILLORS FOR ABBEY ROAD

Any response to reported verbally.

ST. JOHN'S WOOD SOCIETY

No objection, subject to comments from neighbours.

ARBORICULTURAL MANAGER

Any response to be reported verbally.

CLEANSING MANAGER

Objection. No details provided on how waste is stored at the premises.

ENVIRONMENTAL HEALTH

No objection.

HIGHWAYS PLANNING MANAGER

No objection.

ADJOINING OWNERS/ OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 33.

Total No. of replies: 5.

No. of objections: 5.

No. in support: 0.

Principle/Design

- Large restaurant already on site.
- Extension would not be in keeping with character of grade II listed building.

Highways

- Additional traffic generation.
- Increased servicing requirements.

Neighbouring amenity

- Overlooking upon to adjoining neighbour (No. 2 Carlton Hill) and other near properties on Loudoun Road and Clifton Hill.
- Light disturbance upon neighbouring garden.
- Noise generation from restaurant activity and comings and goings

Other

- Consultation letters refer to No. 21 Loudoun Road and not Café Med

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

The present building is a handsome grand Italianate mid-19th Century former public house at the corner of Loudoun Road and Blenheim Road. The single storey warehouse building neighbouring the site to the north is currently occupied as a retail shop by Majestic Wines. To the south west, the neighbouring two storey semi-detached villa property (No. 2 Carlton Hill) comprises a single dwellinghouse. The rear garden of No.2 Carlton Hill is flanked by the rear yard and boundary of the application site.

The application site is a Grade II listed building, with the listing description identifying the building as a detached public house identified by the words 'The Blenheim' on the main cornice above second floor level. It is situated on a prominent corner plot in the heart of the St. John's Wood Conservation Area and is considered to be an important local landmark. Its public house use has long ceased and its lawful use is as restaurant (Class A3). The premises are currently operated by Cafe Med.

6.2 Recent Relevant History

16/12310/FULL & 16/12311/LBC - 'Demolition of single storey rear/side extension and erection of two storey side/rear extension at ground and first floor levels with associated new terrace at first floor level. Alterations within rear garden including the installation of glass screen. All in association with new delicatessen / restaurant and use of garden for outside seating. Linked with 16/12311/LBC'

Permission and Listed Building Consent Refused: 21 February 2016 for the following reason:

'Because of its location, height, detailed design and separate self-contained delicatessen use; the proposal would harm the special interest and setting of this grade II listed building. It would also fail to maintain or improve (preserve or enhance) the character and appearance of the St John's Wood Conservation Area. This would not meet S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 5, DES 9, DES 10 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007.'

7. THE PROPOSAL

Planning permission and listed building consent are sought for the demolition of the single storey garage located on the north of the site and the erection of a single storey extension to the north and west elevations. The extension employs a combination of materials including projecting glazed front façade, rendered walls to match existing and green roof. The extension is proposed in connection with providing additional dining space for the restaurant at the rear, and an ancillary delicatessen use with serving counter and seating area at the front. The restaurant and deli are connected with the main restaurant internally such that primary food preparation remains within the main building. The uplift in floor area is set out in the table below.

	Existing GIA (m2)	Proposed GIA (m2)	+/-
Use (restaurant Use Class A3)	556	607	+51m2
Total	556	607	+51m2

8. DETAILED CONSIDERATIONS

8.1 Land Use

Cafe Med is a long established restaurant located within this historic public house building. The ground floor comprises the main dining space with bar, and part of the kitchen. Additional and private dining rooms are located on the first floor. The basement contains the customer toilets, vaulted storage and main kitchen space.

The extended area comprises a seating area to the rear, a food counter in the middle and a distinct delicatessen ancillary retail space at the front. The applicant has clarified that the delicatessen use will offer a number of branded products including some house brand items, wines, specialty items, cold sandwiches, salads, cold drinks and a small amount of hot drinks. The deli trading area is proposed as distinct in character and appearance (akin to a shop) than that of the existing/extended café (A3 Restaurant) use and in its offer and range of food and drink. There is a small amount of seating proposed within the deli area and no outside seating as the food items are primarily intended for consumption off premises. The consumption of hot food on premises would continue and primarily occur within the existing restaurant areas, although the seating area to rear of the extension would accommodate a small additional area of restaurant dining, with hot food prepared in the existing kitchen in the main building and not the extension.

Given the existing restaurant floor area exceeds 500m² and the proposals would further increase this by 56m², having regards to the existing garage floor area, the application falls to be considered under Policy TACE 10 of the UDP, the presumption of which is to resist the creation of or enlargement of entertainment uses in excess of 500m², unless there are exceptional circumstances. Objections have been received from neighbours on grounds of the additional restaurant floor area being allowed, given the existing large size of the restaurant proposed, and the potential for disturbance from increased customer activity, comings and goings, as well as servicing and traffic generation. In this instance however, the particular circumstances of the site and proposals are not considered to conflict with the objectives of Policy TACE 10.

Firstly, the additional dining space to the rear of the extension is broadly equal to the existing garage area that is to be demolished. Consideration should therefore be had to the ability of the restaurant to expand into this existing space without the need to obtain planning permission. Secondly the ancillary delicatessen use at the front has more of a retail character and is not therefore additional restaurant floor space. The agent has agreed to suggested conditions proposed by officers to restrict the delicatessen use to be used in this way only, and not as additional dining space for the restaurant. There is sufficient means of accessing the additional restaurant seating proposed without having to enter the delicatessen, should the delicatessen be closed prior to the restaurants terminal hour. The applicant has advised that they intend the opening hours of the delicatessen to be between 09.00 and 18.00 hours.

Lastly, there have been no objections from the Highways Planning Manager or Environmental Health with regards to the impact upon the local highways network and parking, or with regards to cooking and associated extraction given that raw food will continue to be prepared in the existing main kitchen only, utilising existing extraction and

ducting. No food preparation is proposed within the extension. As such, given the particular circumstances of the site and recommended planning conditions to restrict the delicatessen use, the extension is not considered to conflict with Policy TACE 10 and is therefore acceptable in land use terms.

8.2 Townscape, Design and Heritage

The existing garage is a later addition to the listed building and is sited forward for the building line of the existing building with a chamfer to the host building. The garage is of limited historic and architectural interest and therefore the principle of demolishing it is acceptable in principle. The replacement extension occupies the same area as the garage, but has a larger footprint as the extension lies flush with the established building line, with the entrance door recessed where the extension meets the host building. Additionally the extension will replace existing structures to the rear of the site and will incorporate a single storey rear addition to the rear of the host building. The application has been amended during the course of the application to show further articulation on the rear extension and the removal of a projecting rooflight.

Comments received in objection to the proposals state that the proposed extension will not be in keeping with the character and appearance of the Grade II listed building nor the conservation area. The architectural interest of the host building derives from its scale and proportions including its footprint. Whilst the extension will project forward of the side built line, the proposed scale of the extension is not considered to compete with the host building. This derives from the articulation of the extension which has been formed in a contemporary manner with large amounts of glazing on the front and rear. Nevertheless the form and materiality respects architectural detailing found on the host building with the solid elements being rendered and the roof structure forming the same proportions of the string course and banding at ground floor level. This level of detailing enables the extension to comfortably relate to the heritage asset whilst appearing as a modern addition. Due to its exposed location on a prominent corner the extension will be appreciated in views from the south and on approach from the east from Carlton Hill. However, due to its detailed design it is not considered that it will detract from the heritage asset due to it being architecturally simplistic and distinctive from the host building. The extension will be appreciated as a later addition, allowing for the form and proportion of the heritage asset to remain. The extension is therefore considered to be sympathetic to the heritage asset in this respect.

On the rear the extension has been designed to maintain a distinction between the new extension and the section which is read with the host building. The section to the rear will replace a series of historic additions and therefore will rationalise this area. Furthermore the extension will be rusticated to remain in keeping with the heritage asset. Whilst the extension might appear in plan to wrap around the corner of the building, the existing external walls have been maintained to allow for the interpretation of the historic plan form and therefore the extension will not result in loss of historic fabric. The only loss will be the insertion of a new doorway in the side wall, however this has been kept to a single door to allow the existing window to remain; this approach is considered to be acceptable in design and heritage terms.

The use of flush rooflights is welcomed as is the provision of the green roof. It is recommended that both these features are secured by condition. It is noted fencing is

proposed along the rear for amenity reasons; whilst this is not contentious in design terms further details are to be obtained by condition to ensure it is appropriate for its setting. This has also been requested within some of the comments from neighbours.

The extension is considered to be in accordance with UDP and City Plan policies. It will have a limited impact on the special interest of the heritage asset and the character and appearance of the conservation area and would therefore comply with Policies DES1, DES5, DES9 and DES10 in the UDP and S25 and S28 in the City Plan.

8.3 Residential Amenity

Policy ENV13 of the UDP states that the Council will resist proposals that would result in a material loss of daylight/ sunlight, particularly to dwellings, and that developments should not result in a significant increased sense of enclosure, overlooking or cause unacceptable overshadowing. Similarly, Policy S29 of Westminster's City Plan: Strategic Policies aims to protect the amenity of residents from the effects of development. Concerns have been received from nearby occupiers with regards to overlooking, and increased comings and goings and activity to the detriment of the locality and neighbours. These are addressed in turn.

Occupiers of the adjoining building, No. 2 Carlton Vale, have written in to advise that whilst they do not object to the principle of a delicatessen, they have some concerns regarding the amenity and continued privacy given the proposed extension and glazed western façade adjacent to their garden boundary. The agents have advised that further consultation with the neighbour. As a result, the provision of obscure glazing to the rear (west) façade of the extension to a height of 1.7m is proposed by the applicant, in conjunction with a timber slatted fence and the planting of Espaliered fruit trees. Such measures are considered to provide sufficient safeguards for the continued amenity of occupiers of No. 2 Carlton Vale, and a condition is recommended to secure the measures proposed to protect the amenity of the occupiers of this neighbouring property.

In terms of the increased bulk and scale, the extensions would be more visible from the garden of No. 2 Carlton Vale in comparison to the ad-hoc structures it would replace. The proposed extension has however been revised during the course of the application to reduce its height and the upstanding rooflight has been altered to a low lying roof light. In addition, the extension is set off the boundary with the closer element finished in lightweight materials, with a green roof. As such the treatment is considered to lessen its impact and is not considered to unduly affect the amenity of the neighbours in this respect.

In terms of concerns relating to comings and goings at the restaurant, it is acknowledged that the new incidental delicatessen use and new restaurant dining space may result in some further trips to the building, both on foot and by vehicle. However, the City Council's Highways Planning Manager advises that the increase in floor area is not likely to result in a substantial increase in car journeys whilst existing daytime parking restrictions will provide continued protections for residents parking during core hours.

In terms of servicing, the Cleansing Manager has objected to the proposals due to the lack of details of how the restaurant deals with restaurant waste. The existing use and servicing provisions however are established on the premises whilst the demands from the extended used are not expected to change substantially. Some of the arrangements

may require updating to reflect the physical enlargement of the building to the side and rear, however given the ample space within the site curtilage, it is considered these details can be secured through a condition.

8.4 Transportation/ Parking

It is considered that in terms of people arriving and departing the site, the levels would be similar to the existing use and therefore no significant change is expected. The site is also within a Controlled Parking Zone which means anyone who does drive to the site will be subject to those controls. The impact of the change of use on parking levels in the area is likely to be minimal.

8.5 Economic Considerations

No economic considerations are applicable for a development of this size

8.6 Access

The enlarged restaurant and proposed ancillary delicatessen would incorporate level access on the east elevation of the building. These provisions are welcome in terms of improving accessibility to the building.

8.7 Other UDP/ Westminster Policy Considerations

8.7.1 Noise

Concerns from neighbours have been received as to likely noise disturbances from the proposed extension. Any extension to a building such as this would be required to obtain Building Regulations Approval under Part B Resistance to the Passage of Sound, to demonstrate that appropriate measures are in place to ensure the neighbours are not adversely affected by airborne sound.

8.7.2 Mechanical Plant

The proposed development does not propose any alterations to the existing kitchen extraction arrangements on the premises and the additional dining space is not considered to be a substantial intensification of the use, such that further details would be required.

8.7.3 Sustainability

The proposed development incorporates a green roof. This is a positive design approach pursuant to the objectives of Policy S28 of the City Plan which requires applicants to incorporate elements of sustainable design.

8.7.4 Trees

There are no trees on the application site itself, but there is a mature tree located close to the site within the rear garden of No.2 Blenheim Road. The existing boundary treatment may be acting as a root barrier, thereby limiting the impact the proposed extension would

have on the health and longevity of the neighbouring tree. The comments of the Arboricultural Manager have yet to be received and are to be reported verbally to the Sub-Committee.

8.8 London Plan

This application raises no strategic issues.

8.9 National Policy/Guidance Considerations

The City Plan and UDP policies referred to in the consideration of this application are considered to be consistent with the NPPF unless stated otherwise.

8.10 Planning Obligations

Planning obligations are not relevant in the determination of this application.

The development is liable to pay Westminster's and the Mayor's Community Infrastructure Levy (CIL). Based on the applicant's floor space figures, the estimated CIL payment would be £2,250 for Westminster's CIL (£50 per square metre in the Commercial Fringe Area), and £2,250 for the Mayor's CIL (£50 per square metre in Zone 1). It should be noted though that this amount is provisional and may be subject to relief or exemptions that may apply in accordance with the Community Infrastructure Levy Regulations 2010 (as amended).

8.11 Environmental Impact Assessment

The development is of insufficient scale to require the submission of an Environmental Impact Assessment.

8.12 Other Matters

8.12.1 Consultation

Neighbours contacted the case officer during the course of the application to advise that the site notice had not been erected at the site advertising the proposed development. A further site notice was therefore ordered and subsequently erected outside the site. In addition, with regard to concerns in relation to the site address not including 'Café Med', it is acknowledged that this would have more clearly identified the building; however, the letters included the full site address which satisfies the consultation requirements within the Town and Country Planning (Development Management Procedural Order) (England) Order 2015. Furthermore, planning permission runs with the land to which it is granted and is not specific to a particular applicant or operator. As such, it would not be appropriate to identify a site using the name of its current operator.

8.12.2 Construction Impact

The development would be subject to the Council's standard condition regarding hours of construction works, which will restrict works that can be heard at the boundary of the site to between 08.00 and 18.00 Monday to Friday; between 08.00 and 13.00 on Saturday;

and not at all on Sundays, bank holidays and public holidays. This is considered to be sufficient to reasonably address concerns raised on construction impact grounds given the limited scope of the development.

9. BACKGROUND PAPERS

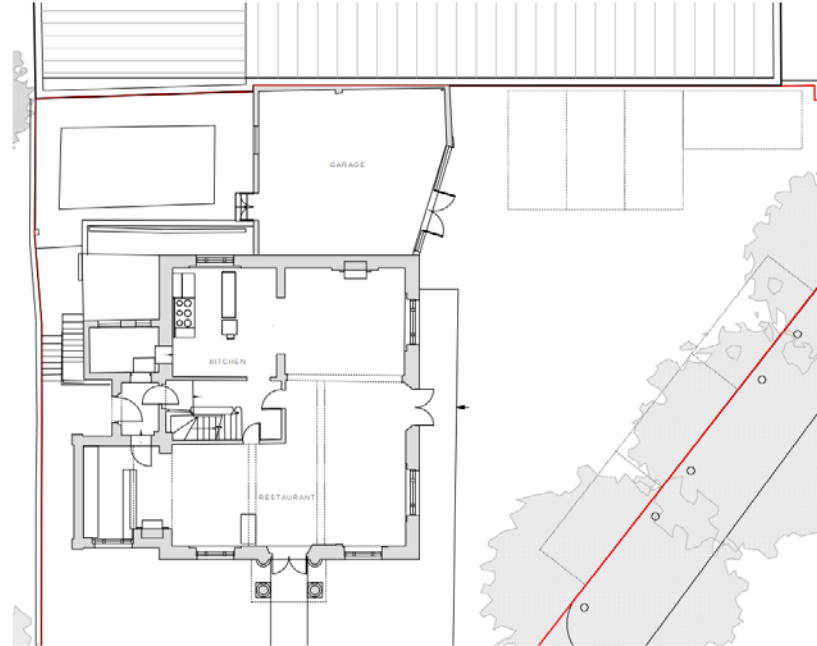
1. Application form.
2. Response from St John's Wood Society dated 4 September 2017
3. Memo from Environmental Health dated 17 August 2017.
4. Memo from the Highways Planning Manager dated 23 August, 2017
5. Memo from the Cleansing Manager dated 29 August 2017.
6. Letter from occupier of 3 Clifton Hill, St John's Wood dated 21 August 2017.
7. Letter (x2) from the occupiers of 2 Carlton Hill dated 4 September 2017 and 7 September 2017.
8. Letter from occupier of 88 Loudoun Road dated 6 September 2017.
9. Letters (x2) from the occupier of 76 Loudoun Road dated 14 September 2017.
10. Letter from the occupier of 15 Clifton Hill dated 15 September 2017.
11. Correspondence between planning agent and neighbour at No. 2 Carlton Hill dated 20 September to 29 September 2017.

(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: OLIVER GIBSON BY EMAIL AT ogibson@westminster.gov.uk

10. KEY DRAWINGS

Existing round floor plan (top) and proposed ground floor plan (bottom).



SCALE
1:100

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REVISIONS

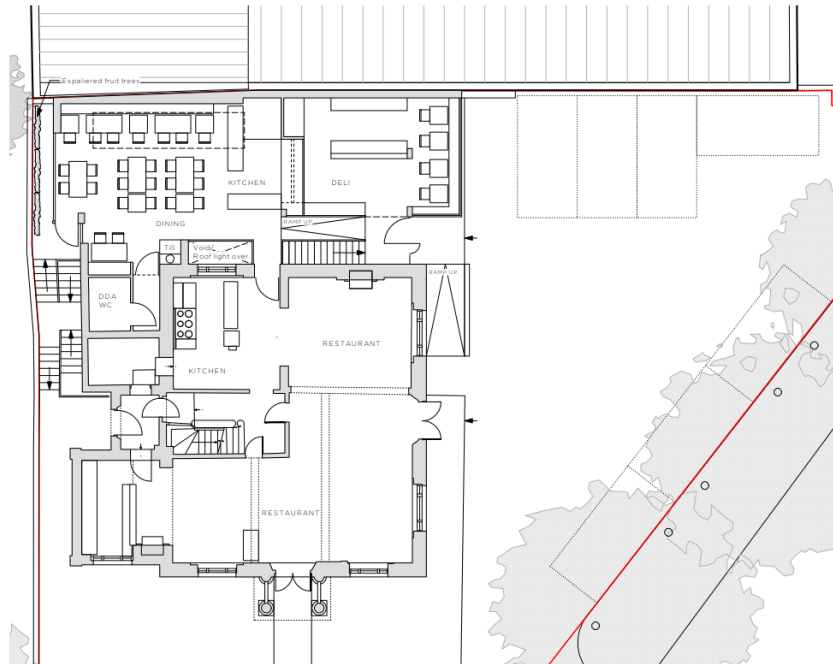
NO.	DATE	DESCRIPTION
002	4th Aug 2017	Issue for planning

002

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LOUD

002



PROPOSED GROUND FLOOR

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REVISIONS

NO.	DATE	DESCRIPTION
102	19/08/2017	Roof light updated

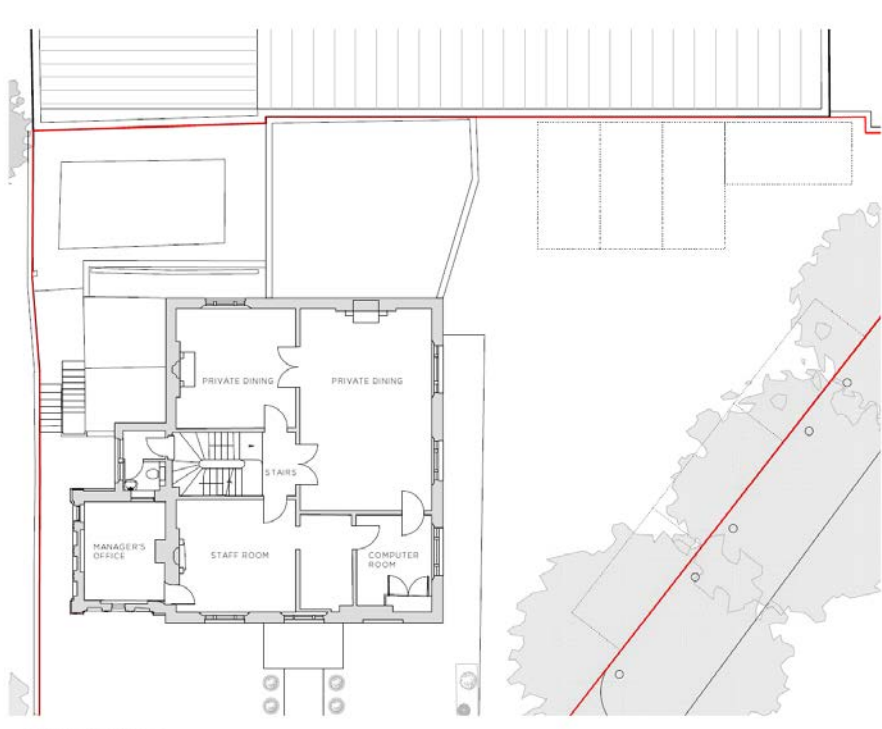
102

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LOUD

102

Existing first floor plan (top) and proposed first floor plan (bottom).



EXISTING FIRST FLOOR PLAN

SCALE 1:100

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REVISIONS

NO.	DESCRIPTION	DATE
003		

DATE 04 Aug 2017

PROJECT NAME LOUD

PROJECT NO. 003

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21 Leadenhall Street, London, EC3A 3LN
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CLIENT Loud
ARCHITECT Nagan Johnson Architects
DATE 04 Aug 2017
SCALE 1:100
PROJECT NO. 003



EXISTING FIRST FLOOR PLAN

SCALE 1:100

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REVISIONS

NO.	DESCRIPTION	DATE
103	ROOF LIGHT UPDATED	19.08.2017

DATE 04 Aug 2017

PROJECT NAME LOUD

PROJECT NO. 103

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CLIENT Loud
ARCHITECT Nagan Johnson Architects
DATE 04 Aug 2017
SCALE 1:100
PROJECT NO. 103

Existing front elevation (top) and proposed front elevation (bottom).



EXISTING FRONT ELEVATION (SOUTH)



PROPOSED FRONT ELEVATION (SOUTH)

SCALE
1:1000

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REVISIONS

NO.	DESCRIPTION	DATE

DRAWING NO. 010

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P. J. A. N. J. O. H. N. S. O. N.

PROJECT CODE: LOUD

PROJECT NAME: CAFE NED

DATE: 4th Aug 2017

PROJECT LOCATION: 21 Ludlow Road, London

PROJECT CONTACT: Project Director

PROJECT NO.: 100

SCALE: 1:1000

010

SCALE
1:1000

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REVISIONS

NO.	DESCRIPTION	DATE

DRAWING NO. 110

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Architects and Interiors

P. J. A. N. J. O. H. N. S. O. N.

PROJECT CODE: LOUD

PROJECT NAME: CAFE NED

DATE: 4th Aug 2017

PROJECT LOCATION: 21 Ludlow Road, London

PROJECT CONTACT: Project Director

PROJECT NO.: 100

SCALE: 1:1000

110

Existing east elevation (top) and proposed east elevation (bottom).



EXISTING SIDE ELEVATION (EAST)

RETAL UNIT
25A-25B LOUDOUN ROAD
NOT SURVEYED

SCALE AT A1
NOTES
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REVISIONS

NO.	DESCRIPTION

DESCRIPTION NO. **011** REV. -

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P L A N N I N G

PROJECT NUMBER	DATE
CAFÉ HED	4th Aug 2017
PROJECT ADDRESS	PROJECT LOCATION
25, Loudoun Road, London	25, Loudoun Road, Loudoun
ARCHITECT'S FILE	PROJECT STATUS
CAFÉ HED	Final Design
PLAN NUMBER	SCALE
011	1:100



PROPOSED SIDE ELEVATION (EAST)

RETAL UNIT
25A-25B LOUDOUN ROAD
NOT SURVEYED

SCALE AT A1
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NO.	DESCRIPTION
A	ROOF LIGHT UPDATED

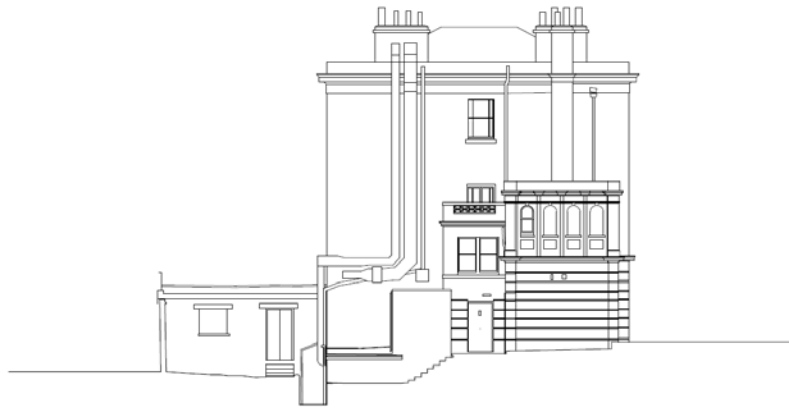
DESCRIPTION NO. **111** REV. A

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2 Finsbury Square, London, E1S 1BQ | naganjohnsonarchitects.co.uk | 0207 483 1000

P L A N N I N G

PROJECT NUMBER	DATE
CAFÉ HED	4th Aug 2017
PROJECT ADDRESS	PROJECT LOCATION
25, Loudoun Road, London	25, Loudoun Road, Loudoun
ARCHITECT'S FILE	PROJECT STATUS
CAFÉ HED	Final Design
PLAN NUMBER	SCALE
111	1:100

Existing west elevation (top) and proposed west elevation (bottom).



EXISTING SIDE ELEVATION (WEST)

SCALE AS SHOWN

NOTES

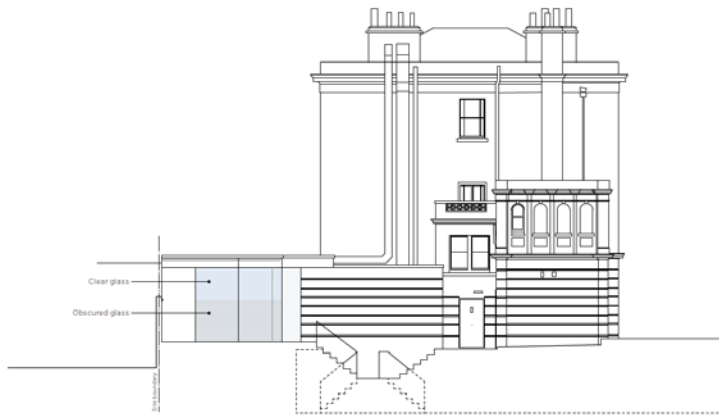
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REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	12/08/2017
2	GENERAL UPDATES	19/08/2017
3	REVISED PERMITS	28/08/2017
4	UPDATED	

DRAWING NO. 012

NAGAN JOHNSON ARCHITECTS
 10001111000
 PROJECT CODE: LOUD
 DATE: 06 Aug 2017
 DRAWN BY: P. L. A. N. I. N. G.
 CHECKED BY: C. J. P. H. E. D.
 PROJECT LOCATION: 25 York Street, LONDON
 PROJECT TYPE: Mixed Use
 PROJECT STATUS: AT EXISTING
 PROJECT NUMBER: 1102



PROPOSED SIDE ELEVATION (WEST)

SCALE AS SHOWN

NOTES

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REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	12/08/2017
2	GENERAL UPDATES	19/08/2017
3	REVISED PERMITS	28/08/2017
4	UPDATED	

DRAWING NO. 112

LEGEND - Ground FI



SCALE AS SHOWN

NOTES

Do not scale off this drawing.
Any errors or omissions to be reported to NAGAN JOHNSON ARCHITECTS IMMEDIATELY.
This drawing and design is the copyright of NAGAN JOHNSON ARCHITECTS and shall not be used for any purpose without their consent.
All dimensions are to be verified on site before commencing work.
This drawing shall be read in conjunction with all relevant documents.

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	12/08/2017
2	GENERAL UPDATES	19/08/2017
3	REVISED PERMITS	28/08/2017
4	UPDATED	

DRAWING NO. 112

PROJECT CODE: LOUD

DATE: 06 Aug 2017

DRAWN BY: P. L. A. N. I. N. G.

CHECKED BY: C. J. P. H. E. D.

PROJECT LOCATION: 25 York Street, LONDON

PROJECT TYPE: Mixed Use

PROJECT STATUS: AT PROPOSED

PROJECT NUMBER: 1102

Proposed west elevation amenity measures (top) and visualisation of east elevation (bottom).

Clear glass
Obscured glass
Slatted fence / screen

LEGEND - Ground Fl

PROPOSED WEST ELEVATION
(FROM 2 CARLTON HILL)

NOTES
Do not scale off this drawing.
Any errors or omissions to be reported to NAGAN JOHNSON ARCHITECTS immediately.
This drawing and design is the copyright of NAGAN JOHNSON ARCHITECTS and shall not be used for any purpose without their consent.
All dimensions are to be written on site before commencing work.
This drawing shall be read in conjunction with all relevant documents.

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUE FOR CLARIFICATION	20.08.2017

113 A

NAGAN JOHNSON ARCHITECTS
21, Ladbroke Grove, London, W8 3DF
020 7224 1111
www.naganjohnson.co.uk

PROJECT NO.	NO.	DATE
113	A	14th Aug 2017

LOUD 113

PROJECT NO. 113
NO. A
DATE 14th Aug 2017



DRAFT DECISION LETTER

Address: 21 Loudoun Road, London, NW8 0NB,

Proposal: Demolition of single storey rear garage extension and erection of single storey rear extension at ground floor with green roof to provide additional restaurant (Class A3) floor space and a deli area. (Linked with 17/07214/LBC)

Reference: 17/07213/FULL

Plan Nos: 001, 002 , 003, 005, 006, 010, 011, 012, 020, 101, 102 A, 103 A, 104 A, 105 A, 110 112 C, 113 A, 120, 121 C, Planning Statement prepared by Interpolitan Planning Consultants dated 8 August 2017, Design and Access Statement prepared by Nagan Johnson Architects, Heritage Statement prepared by Interpolitan Planning Consultants dated 11 August 2017

Case Officer: Samuel Gerstein

Direct Tel. No. 020 7641 4273

Recommended Condition(s) and Reason(s) or Reason(s) for Refusal:

- 1 The development hereby permitted shall be carried out in accordance with the drawings and other documents listed on this decision letter, and any drawings approved subsequently by the City Council as local planning authority pursuant to any conditions on this decision letter.

Reason:

For the avoidance of doubt and in the interests of proper planning.

- 2 Except for piling, excavation and demolition work, you must carry out any building work which can be heard at the boundary of the site only:
 - o between 08.00 and 18.00 Monday to Friday;
 - o between 08.00 and 13.00 on Saturday; and
 - o not at all on Sundays, bank holidays and public holidays.

You must carry out piling, excavation and demolition work only:

- o between 08.00 and 18.00 Monday to Friday; and
- o not at all on Saturdays, Sundays, bank holidays and public holidays.

Noisy work must not take place outside these hours unless otherwise agreed through a Control of Pollution Act 1974 section 61 prior consent in special circumstances (for example, to meet police traffic restrictions, in an emergency or in the interests of public safety). (C11AB)

Reason:

To protect the environment of neighbouring occupiers. This is as set out in S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC)

- 3 All new work to the outside of the building must match existing original work in terms of the choice

of materials, method of construction and finished appearance. This applies unless differences are shown on the drawings we have approved or are required by conditions to this permission.
(C26AA)

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the St John's Wood Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

- 4 You must apply to us for approval of detailed drawings and a bio-diversity management plan in relation to the green roof, to include construction method, layout, species and maintenance regime.

You must not commence works on the relevant part of the development until we have approved what you have sent us. You must carry out this work according to the approved details and thereafter retain and maintain in accordance with the approved management plan.

Reason:

To increase the biodiversity of the environment, as set out in S38 of Westminster's City Plan (November 2016) and ENV 17 of our Unitary Development Plan that we adopted in January 2007.
(R43FB)

- 5 The rooflights shall be low profile as shown on approved drawings and shall be "Conservation Style".

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the St John's Wood Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

- 6 You must apply to us for approval of detailed drawings of a landscaping scheme along the boundary with No. 2 Carlton Hill. You must provide a plan drawing at a scale of 1:50 / 1:20 including details of species and pot sizes. You must not start work on the relevant part of the development until we have approved what you have sent us. You must then carry out the landscaping and boundary treatment according to these approved drawings within the first planting season; of completing the development (or within any other time limit we agree to in writing).

If you remove any plants or find that they are dying, severely damaged or diseased within 5 years of planting them, you must replace them with planting of a similar size and species.

Reason:

To improve the appearance of the development, to make sure that it contributes to the character and appearance of this part of the St John's Wood Conservation Area, and to improve its

contribution to biodiversity and the local environment. This is as set out in S25, S28 and S38 of Westminster's City Plan (November 2016) and ENV 16, ENV 17, DES 1 (A) and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R30CD)

- 7 The obscure glazing shown on the west facade of the proposed extension shall be installed and maintained for the lifetime of the development.

Reason:

To protect the privacy and environment of people in neighbouring properties. This is as set out in S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21BC)

- 8 The door to the rear of the proposed extension shall be kept shut unless in an emergency.

Reason:

To protect neighbouring residents from noise nuisance, as set out in S24, S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R13EC)

- 9 You must apply to us for approval of details of how waste is going to be stored on the site, including cooking waste, and how materials for recycling will be stored separately. You must not start work on the relevant part of the development until we have approved what you have sent us. You must then provide the stores for waste and materials for recycling according to these details, clearly mark the stores and make them available at all times to everyone using the premises. (C14EC)

Reason:

To protect the environment and provide suitable storage for waste as set out in S44 of Westminster's City Plan (November 2016) and ENV 12 of our Unitary Development Plan that we adopted in January 2007. (R14BD)

- 10 The area marked 'Deli' on approved ground floor plan (drawing no. 102 A) shall not be used as part of the restaurant. Customers of the restaurant shall not use the Deli area for dining purposes, and the space shall not be used to accommodate additional tables and chairs for dining.

Reason:

To prevent the enlargement of an entertainment use that would be unacceptable because its impact upon the amenity of the locality and upon the of the character and function of this part of the St John's Wood Conservation Area. This is in line with S25 of Westminster's City Plan (November 2016) TACE10 of our Unitary Development Plan that we adopted in January 2007.

- 11 Customers shall not be permitted within the Deli premises before 9:00 or after 18:00 on Monday to Saturday (not including bank holidays and public holidays) and before 10:00 or after 17:00 on Sundays, bank holidays and public holidays. (C12BD)

Reason:

To protect the environment of people in neighbouring properties as set out in S24, S29 and S32 of Westminster's City Plan (November 2016) and ENV 6, ENV 7 and TACE 10 of our Unitary Development Plan that we adopted in January 2007. (R12AC)

Informative(s):

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan (November 2016), Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.
- 2 Please contact our District Surveyors' Services to discuss how you can design for the inclusion of disabled people. Email: districtsurveyors@westminster.gov.uk. Phone 020 7641 7240 or 020 7641 7230. If you make a further planning application or a building regulations application which relates solely to providing access or facilities for people with disabilities, our normal planning and building control fees do not apply.

The Equality and Human Rights Commission has a range of publications to assist you, see www.equalityhumanrights.com. The Centre for Accessible Environment's 'Designing for Accessibility', 2004, price £22.50 is a useful guide, visit www.cae.org.uk.

If you are building new homes you must provide features which make them suitable for people with disabilities. For advice see www.habinteg.org.uk

It is your responsibility under the law to provide good access to your buildings. An appropriate and complete Access Statement as one of the documents on hand-over, will provide you and the end user with the basis of a defence should an access issue be raised under the Disability Discrimination Acts.

DRAFT DECISION LETTER

Address: 21 Loudoun Road, London, NW8 0NB,

Proposal: Demolition of single storey rear garage extension and erection of single storey rear extension at ground floor with green roof to provide additional restaurant (Class A3) floor space and a deli area. Associated internal alterations including new door between existing building and proposed extension. (Linked with 17/07213/FULL)

Reference: 17/07214/LBC

Plan Nos: 001, 002, 003, 005, 006, 010, 011, 012, 020, 101, 102 A, 103 A, 104 A, 105 A, 110 112 C, 113 A, 120, 121 C, Planning Statement prepared by Interpolitan Planning Consultants dated 8 August 2017, Design and Access Statement prepared by Nagan Johnson Architects, Heritage Statement prepared by Interpolitan Planning Consultants dated 11 August 2017

Case Officer: Samuel Gerstein

Direct Tel. No. 020 7641 4273

Recommended Condition(s) and Reason(s) or Reason(s) for Refusal:

- 1 The development hereby permitted shall be carried out in accordance with the drawings and other documents listed on this decision letter, and any drawings approved subsequently by the City Council as local planning authority pursuant to any conditions on this decision letter.

Reason:

For the avoidance of doubt and in the interests of proper planning.

- 2 All new work to the outside of the building must match existing original work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the drawings we have approved or are required by conditions to this permission. (C26AA)

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the St John's Wood Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

- 3 You must not disturb existing ornamental features including chimney pieces, plasterwork, architraves, panelling, doors and staircase balustrades. You must leave them in their present position unless changes are shown on the approved drawings or are required by conditions to this permission. You must protect those features properly during work on site. (C27KA)

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in

S25 and S28 of Westminster's City Plan (November 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 4 The rooflights shall be low profile as shown on approved drawings and shall be "Conservation Style".

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the St John's Wood Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

Informative(s):

- 1 SUMMARY OF REASONS FOR GRANTING CONDITIONAL LISTED BUILDING CONSENT - In reaching the decision to grant listed building consent with conditions, the City Council has had regard to the relevant policies in the National Planning Policy Framework March 2012, the London Plan March 2016, Westminster's City Plan (November 2016), and the City of Westminster Unitary Development Plan adopted January 2007, as well as relevant supplementary planning guidance, representations received and all other material considerations.

The City Council decided that the proposed works would not harm the special architectural and historic interest of this listed building.

In reaching this decision the following were of particular relevance:

S25 and S28 of Westminster's City Plan and DES 10 including paras 10.130 to 10.146 of the Unitary Development Plan, and paragraph 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings.

- 2 You will need to contact us again if you want to carry out work on the listed building which is not referred to in your plans. This includes:

- * any extra work which is necessary after further assessments of the building's condition;
- * stripping out or structural investigations; and
- * any work needed to meet the building regulations or other forms of statutory control.

Please quote any 'TP' and 'RN' reference numbers shown on this consent when you send us further documents.

It is a criminal offence to carry out work on a listed building without our consent. Please remind your client, consultants, contractors and subcontractors of the terms and conditions of this consent. (I59AA)

Item No.

4
